Tenancy Agreement:

ANABUIKE CAFFREY IFEANYI

1) I _____ (Full Names of Tenant) _____ who desires to apply for occupancy of the property at : Old 12/New 14Tanimowo Street. Off Ishaga Close, Mushin.Lagos State, for the purpose of residence, do hereby agree with my landlord (Francis.Ogurmagbunam.Mok) that:

2) I will not be involved in any illegality(ies) as a resident or use my landlord's property for any illegality (ies) either personally or by extension as to involve my wards, friends, co-tenants etc.

3) The Property will only be used as a residence

4) If I have need to use the property for anything other than the above stipulated purpose, it will be with the prior written notice & consent of the landlord.

5) I will not damage or cause to be damaged by error, omission, grievance, intent or proxy (dependants, friends, assigns, co-residents etc) the property of the landlord, his agent(s), assigns, proxy(ies) n any way shape or form

5b) if the landlord & I agree on the effecting of repairs in any part of the premises, the repairs are the property of the landlord as he has paid through the concessions given, either through rent discounts etc.

5c) These repairs will be done to good quality, and will not be damaged by the tenant of his dependants or co-residents, as this will be grounds for immediate eviction, with forfeiture of any monies paid as rent etc, irrespective of any rent paid or unexpired rent.

6) I will ensure my renewal rent is paid at least a month to the expiration of my previously paid rent..upon approval of the Landlord to renew my tenancy. Which should have been made known to the Landlord in writing at-least 3months before the expiry of the initial tenancy.

7) I will ensure that all rent is paid directly to my landlords s account(s).

7b) Ensuring that receipt by the landlord(Francis O Mok is confirmed personally, in writing & issuance of a receipt(Hard or Soft-copy)

7c) Sharing & retaining receipts, acknowledgment notices from the bank as text etc..as the deposit slip, which is to be copied and given to the landlord & appointed agent/proxy (ies) of the landlord for record purposes & proof of payments made.

8) I will not pay my rent to anyone except those instructed to me by the landlord himself.

9) I will not cause trouble with my co-residents, my landlords, his wards, assigns, agent(s) etc

9b) I will not threaten, harass, antagonize, be hostile (in attitude, words, action or otherwise) to my landlord, his wards, assigns,agent(s)..except in occurrences like that of dominic mok..who unnecessarily approached me aggressively, making threats & goes ahead to initiate violence in his interaction..such as causing damage to my property or self * etc

9c) There must be no FIGHTING IN THE HOUSE.whether with my personal friends, wards, assigns or the Landlord, his wards, assigns etc.(with exception of cases where you have to defend your life, properties & anything that concerns you, such as the issue of dominic mok..who without my wrongdoing or provocation approached me..aggressively, harassing me with unnecessary questions he ought to direct to my landlord (Francis Mok) & goes ahead to initiate & introduce violence in our interaction, by damaging my property, threatening my life or causing me bodily-harm. Then I would have to defend my self, my properties & all that concerns me.

9c) I will pay my utility bills promptly to the Landlord, his assigns, agent etc..keeping personal records of monies paid to the agent & informing the Landlord accordingly& not be involved in any illegality(ies) or cut corners in this respect